HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau[1] CMA (Ontario)

CANADA MORTGAGE AND HOUSING CORPORATION

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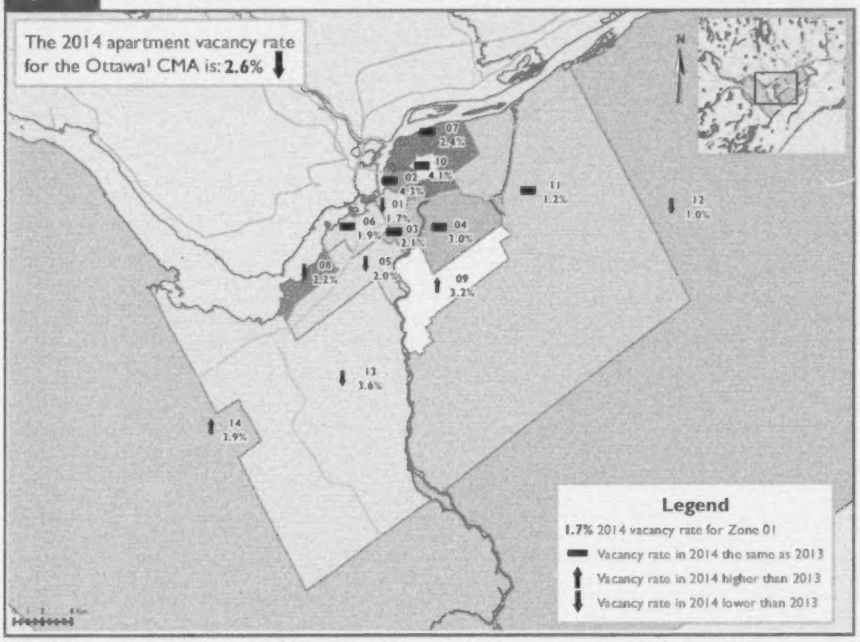
Highlights

- Ottawa's apartment vacancy rate[2] declined to 2.6 per cent in 2014 from 2.9 per cent the previous year.
- The average fixed[3] sample rent for two bedroom apartments was unchanged from 2013.
- Supply coming from condominium units offered for rent did not increase significantly, exerting lower upward pressure on the purpose-built vacancy rate than in 2013.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

[2] Based on privately-initiated rental apartment structures of three or more units.

[3] Fixed-sample refers to a sample common to both the October 2013 and October 2014 surveys. When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

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Overview: Vacancies and Rents in Ottawa CMA

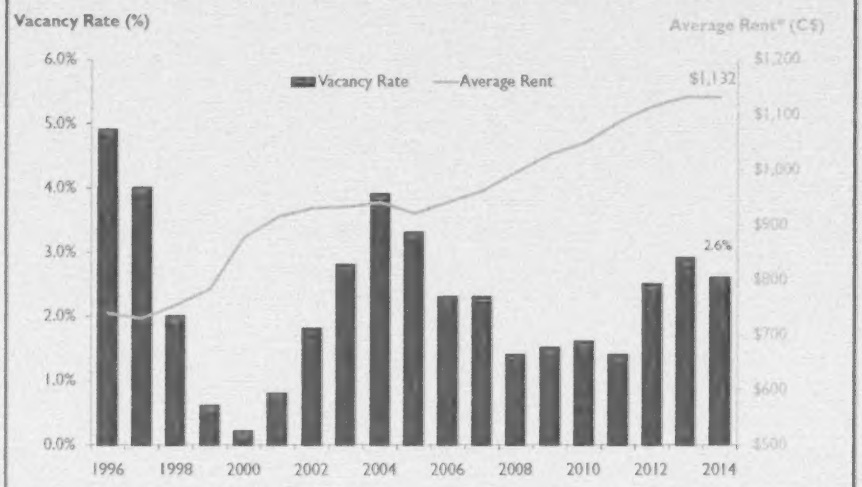
The rental market survey conducted in October 2014 by Canada Mortgage and Housing Corporation (CMHC) revealed that the average vacancy rate for the Ottawa Census Metropolitan Area (CMA) was 2.6 per cent, down from 2.9 per cent last year. Despite the tightening in the vacancy rate this year, Ottawa's rate came in still among the highest in the province, as vacancies in other centers tightened at a stronger rate.

One-bedroom units remained the most sought after in the CMA. The vacancy rate for such units tightened the most dropping to 2.3 per cent from 3.0 per cent in 2013. The drop in the vacancy rate was associated with a slight decline in the number of units surveyed. In addition, the average rents for such units increased only modestly having little effect on the vacancy rate. In contrast, the vacancy rate for bachelor units remained almost unchanged down to 1.8 per cent from the preceding year at 1.9 per cent, while the fixed sample rent increase for such units moderated to 1.2 per cent from a 1.9 per cent increase in the previous year. Three-bedroom units had the highest vacancy at 5.5 percent, higher than the 4.1 per cent recorded in October 2013.

Looking at vacancies by the age of the structures, units in buildings built between the years 1940-2004 had lower vacancies versus those built prior to 1940 and those built after 2005. Newer units have modern finishings and could possibly offer additional amenities so that their average rent tends to be higher exerting upward pressure on their vacancy rates. Older units may be tougher to market as they may not have been upgraded leading to higher vacancy rates.

Figure 2

The Vacany Rate Moderated and Rent Remained Flat

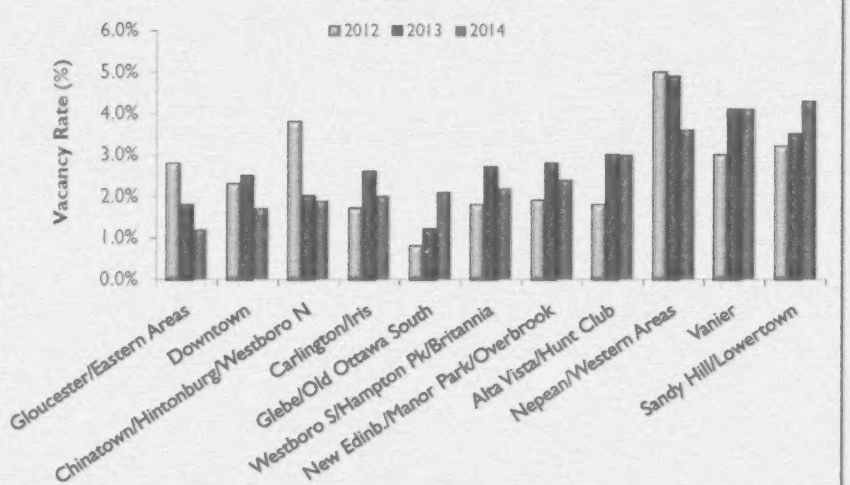


Source: CMHC (2014 Rental Market Survey)
* Two bedroom apartments

The availability[1] rate also tightened this year to 4.7 per cent from 5.1 per cent last year in line with the direction of the vacancy rate. This year, more favourable demand conditions

Figure 3

Lower Vacancies in Most Areas



Source: CMHC (2014 Rental Market Survey)

[1] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal or greater than the vacancy rate.

outweighed supply factors weighing down on both the vacancy and availability rates. Stronger demand for rental accommodations came from still robust international migration numbers as well as the cooling off of first-time homebuyer activity in the resale market.

For all bedroom types, the average fixed sample rent increased below the rate of inflation as the average rents by bedroom type either saw modest gains or no increase. The 2-bedroom average fixed sample rent remained unchanged from the previous year and did not rise on par with the Rent Guideline increase of 0.8 per cent for 2014 in Ontario. Three-bedroom units saw the highest rent increase from last year 1.4 per cent. Higher vacancy rates last year have put downward pressure on rent increases this year.

Submarket Results: Lower Vacancies in Most Areas

The vacancy rate for all bedroom types was highest in Sandy Hill/ Lowertown with 4.3 per cent, and lowest was in Eastern Ottawa and surrounding areas with one per cent vacancy. The downtown core also continued to have a tighter vacancy rate than most areas at 1.7 per cent as this is where most rentals are concentrated and as the area continues to be very popular for tenants who also work in the city core.

By area, the highest vacancy rate was observed for three-bedroom units in Nepean at 7.1 per cent. This is not surprising as three-bedroom units tend to have higher vacancy rates historically. One-bedroom units in western Ottawa and surrounding areas had the second highest vacancy rate at 6.4 per cent. Both new construction activity and resale activity remains robust in Western Ottawa, so that the area is considered a less typical rental hub and in general has higher vacancy rates. The lowest vacancy rate was observed for bachelor units in New Edinburgh/ Manorpark/Overbrook. The area is popular among the younger Ottawa population due to its closeness to the downtown, and the average rent for bachelor units in this area is very close to the overall average.

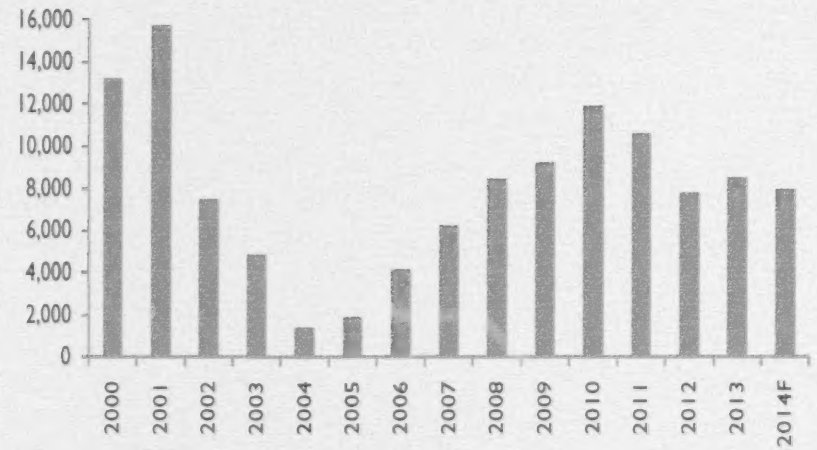
The largest fixed sample rent increase for all bedroom types was observed Hunt Club/South Keys and Vanier areas. In addition, three-bedroom units saw their average rent rise the highest in the CMA by 1.4 per cent compared to 2013, with the submarkets of Westboro and Gloucester posting the largest increases in the average rent of such units. Among the lowest fixed sample rent increases were seen in the Ottawa core; that being said, the highest average rent charged for three-bedroom units was in the downtown area.

Supply and Demand Factors: First-time Homebuyers Continue to Rent Supporting Demand

On the supply side, over the last decade (2003-2014) only 2,122 purpose-built rental units were completed. However, additional rental supply is coming from condominium apartments offered as rentals by investors. Ottawa has seen a shift toward building more condominium apartment units rather than purpose-built rental apartments. This trend is mirroring the trend in Canada, however, is more pronounced in Ottawa as the city has one of the lowest number of purpose-built apartment starts among major CMAs. While this year, condominium rental

Figure 4

Robust Net Migration Inflows into Canada's Capital City



Source: Statistics Canada. (F) CMHC Forecast

supply saw a modest increase, the trend of greater supply of condos offered for rent is expected to continue.

This year, there were 257 new purpose built rental units completed until the end of June[5], while condominium apartment rental units increased by 475 units.

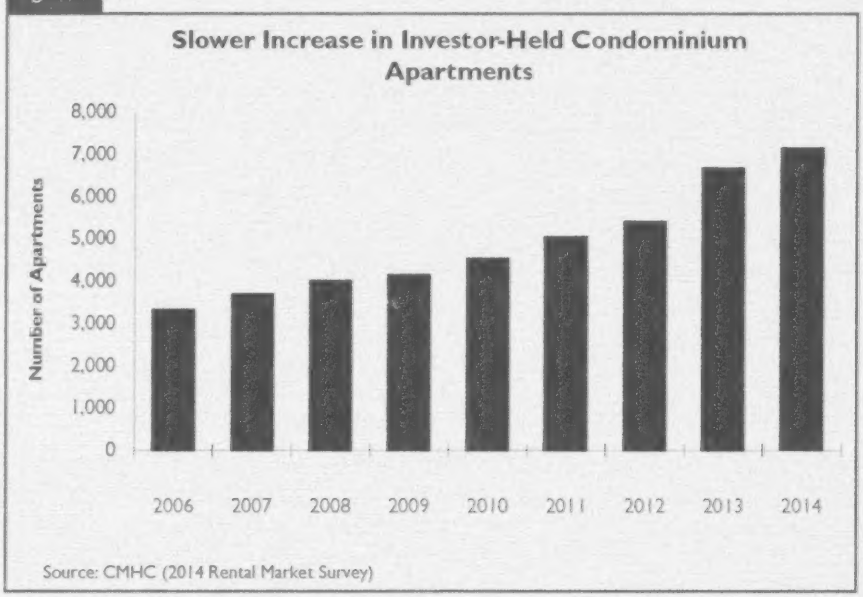
Another important segment of the market, the purpose-built townhouse, remained a viable alternative to both purpose-built apartment rental units as well as condo apartments as their rents were very competitive. The vacancy rate for purpose-built rental townhouses rose to 4.0 per cent from 3.7 per cent in 2013. While the average fixed sample rent for all bedroom count townhouse rose only 0.8 per cent, the rent rate for such units was approximately 20 per cent higher than purpose-built apartments' rent, explaining some of the increase in the vacancy rate. As for the benchmark two-bedroom townhouse units, their average fixed sample rent rose 0.5 per cent over last year while their vacancy rate remained unchanged[6].

On the demand side, softer employment conditions for the 25-44 age group this year has meant that first-time homebuyer movement into ownership has been slow and this is reflected in both the tighter vacancy and availability rate. The softening in homeownership demand has led to greater demand for rental accommodations. Resale activity has moderated in the CMA from a year earlier especially in the condo segment of the market, the more affordable choice of many first-time buyers.

In addition, employment conditions for the 15-24 age group strengthened this year. Employment for this age group had been on a weakening trend since 2011 but this year saw some gains in the part-time employment of this group. In recent years, this age group has been observed to be increasingly opting to stay longer in the parental home. This age group represents only 14 per cent of the CMA population and even though their likelihood to rent is very high at 82 per cent, they comprise a lower share of renters. That being said, Ottawa as Canada's capital draws on a large number of international students choosing to study at Canadian universities. Students after the first year will often leave university residences to rent off campus accommodations.

Immigrants[7] represent a strong source of demand for rental units as they are more likely to rent in the first four years of migration before they move into homeownership. Although the latest data on international immigrants to Ottawa show that their number has been declining[8] in recent years, immigrants still represent a strong source of demand for rental accommodations. Most of the immigrants (47 per cent) coming into the CMA are economic immigrants, which means that they are ready to hit the workforce as soon as they find a job opportunity. That being said, net migration which includes migration from other provinces as well as intraprovincial migrants is not

Figure 5



Source: CMHC (2014 Rental Market Survey)

[5] Only units completed 3 months prior to the CMHC Rental Market Survey are included in the survey.

[6] The vacancy rate dropped from 3.3 per cent to 3.2 per cent but this change was not a statistically significant one.

[7] Haan, M. 2012. The housing experiences of New Canadians: Insights from the Longitudinal Survey of Immigrants to Canada (LSIC).

[8] Citizenship and Immigration Canada, RDM data as of August 2014. According to this data Ottawa received 1,400 immigrants until March 2014; if this number is annualized this is lower than the long term average of 6,000.

expected to be as strong as last year. Migration into the CMA from other provinces has been fairly low over the recent years.

Secondary Market

Condominiums offered for rent represented 24.2 per cent of condominiums surveyed in 2014, almost on par with the share of investor condos last year[9]. That being said, the number of condos offered for rent rose to 7,155 from 6,680 in 2013 as the universe of condominium units increased by six percent. This is an addition of only 475 units over last year's levels. This year did not see a substantial rise in condominiums offered for rent as was the case in 2013, whereby rental condos increased by 1,254 units over 2012. The vacancy rate for the rental condominiums also tightened this year to 1.7 per cent as the increase in demand outpaced the increase in supply for this type of rental accommodations.

While condo units are competing with the purpose-built rental apartment units, they are competing with those units renting at the higher rent ranges. There was a significant difference between the average rent of condos with one or two bedrooms compared to the same bedroom count in the purpose-built segment reaching over 25 per cent higher average rent.

That being said, it may be more fitting to compare the average rent of a two-bedroom condo to the average rent of a purpose built unit of equal bedroom count completed after 2005. The average rents of these two types of dwellings are almost on par which may give condos a slighter edge over the purpose-built units as the condos might offer more amenities. The vacancy rate for these relatively newer purpose-built apartments is one of the highest at 4 per cent. That being said, downtown condo rental units have an average rent significantly higher than all other areas, but also have the higher vacancy rate that goes with that at 3.3 per cent.

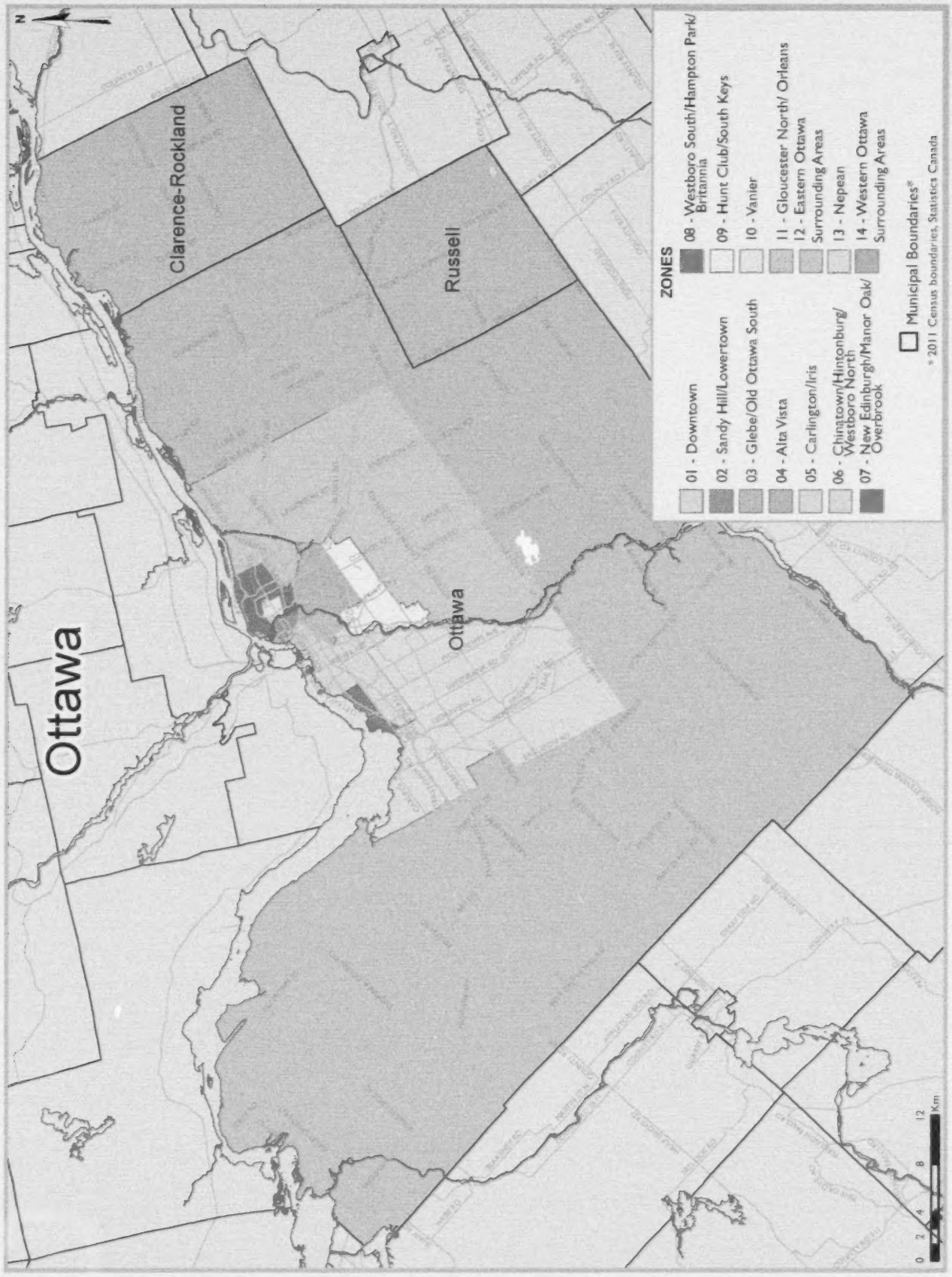
As a large number of condominium units are expected to hit the market over the next two years, if 24 per cent of these continue to be geared toward rentals that is approximately another 400 units that will be added to market supply each year for the next two years.

Finally the number of estimated households in other secondary rented units such as single-detached homes, semi-detached, row and duplex units as well as other primary accessory suites, declined by over 1,000 households. The overall (for all bedroom counts) average rent for such units sat 23 per cent higher than the average rent for purpose-built apartments.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

[9] Condominiums offered for rent increased to 7,155 in 2014 from 6,680 in 2013, a 7 per cent increase. However, the universe of condominium units included in the Rental Market Survey also increased to 29,598 in 2014 from 27,844 in 2013, so that the share of condos offered for rent remained almost flat (from 24.0 per cent in 2013 to 24.2 per cent in 2014) as the universe increased.


N
Clarence-Rockland
Russell
Ottawa
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/ Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 13-14	**Nepean and Western Areas**
Zones 1-14	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas; Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounging Areas.
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	2.3 b	1.5 a	2.3 a	1.4 a	2.7 a	2.0 b	5.2 d	**	2.5 a	1.7 a
Sandy Hill/Lowertown	2.2 a	1.8 b	3.9 b	3.7 b	3.7 b	5.9 c	3.5 d	**	3.5 b	4.3 b
Glebe/Old Ottawa South	0.5 b	**	1.8 c	1.5 a	0.8 a	1.6 c	0.0 d	3.5 d	1.2 a	2.1 c
Alta Vista	0.5 a	2.5 c	3.3 a	2.4 a	2.6 a	3.6 b	5.4 a	5.0 c	3.0 a	3.0 a
Carlington/Iris	0.6 a	1.6 c	2.6 a	1.5 a	3.0 a	2.6 a	3.5 c	3.0 c	2.6 a	2.0 a
Chinatown/Hintonburg/Westboro N	1.4 a	2.0 c	2.3 a	2.3 b	1.8 b	1.0 a	1.9 c	4.1 d	2.0 a	1.9 b
New Edinb./Manor Park/Overbrook	0.8 a	0.6 a	3.2 a	2.7 b	2.8 a	2.4 a	**	**	2.8 a	2.4 a
Westboro S/Hampton Pk/Britannia	1.8 a	1.4 a	3.4 b	2.4 a	2.1 a	2.1 b	1.9 c	0.8 a	2.7 a	2.2 a
Hunt Club/South Keys	**	**	3.0 a	2.7 a	2.3 a	3.7 a	6.1 a	6.0 a	2.7 a	3.2 a
Former City of Ottawa	1.7 a	1.8 a	2.9 a	2.2 a	2.5 a	2.8 a	3.3 a	4.8 a	2.6 a	2.5 a
Vanier	**	**	2.7 b	2.7 b	4.6 b	4.6 c	**	**	4.1 b	4.1 b
Gloucester North/Orleans	**	**	1.5 a	1.7 b	1.3 a	0.9 a	0.0 d	**	1.6 a	1.2 a
Eastern Ottawa Surrounding Areas	**	**	6.3 a	1.6 a	2.7 a	0.9 a	**	**	3.3 c	1.0 a
Gloucester/Eastern Areas	**	0.0 a	1.8 a	1.7 a	1.6 a	0.9 a	0.0 d	**	1.8 a	1.2 a
Nepean	3.5 a	3.5 a	5.1 a	3.3 a	5.8 a	3.3 a	4.8 b	7.1 b	5.4 a	3.6 a
Western Ottawa Surrounding Areas	**	**	3.5 c	6.4 d	1.3 a	2.8 a	**	0.0 a	2.0 a	3.9 a
Nepean/Western Areas	3.5 a	3.5 a	4.9 a	3.8 a	5.0 a	3.2 a	4.7 b	6.9 b	4.9 a	3.6 a
Ottawa-Gatineau CMA (Ont. Part)	**1.9 a**	**1.8 a**	**3.0 a**	**2.3 a**	**3.0 a**	**2.9 a**	**4.1 b**	**5.5 b**	**2.9 a**	**2.6 a**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	788	801	1,027	1,018	1,392	1,395	1,544	1,622	1,080	1,082
Sandy Hill/Lowertown	767	779	1,029	1,041	1,303	1,318	1,767	1,755	1,116	1,121
Glebe/Old Ottawa South	752	769	921	940	1,225	1,217	1,547	1,467	1,064	1,087
Alta Vista	769	783	907	898	1,123	1,101	1,405	1,421	1,022	1,003
Carlington/Iris	776	759	882	879	1,068	1,044	1,276	1,282	961	948
Chinatown/Hintonburg/Westboro N	728	770	879	895	1,104	1,122	1,646	1,628	934	965
New Edinb./Manor Park/Overbrook	763	768	933	965	1,144	1,193	1,438	1,455	1,041	1,087
Westboro S/Hampton Pk/Britannia	764	787	889	896	1,078	1,075	1,184	1,227	961	965
Hunt Club/South Keys	697	717	853	875	1,007	1,028	1,295	1,373	935	966
Former City of Ottawa	767	781	939	944	1,160	1,158	1,505	1,504	1,021	1,027
Vanier	617	633	812	813	938	943	1,039	1,113	882	890
Gloucester North/Orleans	789	781	904	899	1,025	1,028	1,103	1,123	962	964
Eastern Ottawa Surrounding Areas	**	**	816	780	938	948	**	**	917	928
Gloucester/Eastern Areas	787	778	899	896	1,010	1,015	1,107	1,122	957	960
Nepean	828	832	917	923	1,092	1,095	1,240	1,244	1,034	1,037
Western Ottawa Surrounding Areas	**	**	1,261	1,275	1,420	1,437	**	1,590	1,371	1,384
Nepean/Western Areas	828	832	966	976	1,153	1,158	1,251	1,256	1,086	1,093
Ottawa-Gatineau CMA (Ont. Part)	**766**	**780**	**932**	**936**	**1,132**	**1,132**	**1,396**	**1,415**	**1,015**	**1,021**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	1,537	1,541	5,002	4,986	2,061	2,053	206	225	8,806	8,805
Sandy Hill/Lowertown	940	927	2,921	2,889	1,705	1,694	396	401	5,962	5,911
Glebe/Old Ottawa South	198	199	1,544	1,536	1,257	1,267	198	205	3,197	3,207
Alta Vista	180	184	3,674	3,697	3,441	3,426	290	297	7,585	7,604
Carlington/Iris	485	486	3,269	3,268	2,729	2,731	193	198	6,676	6,683
Chinatown/Hintonburg/Westboro N	661	675	2,312	2,173	1,138	1,126	137	136	4,248	4,110
New Edinb./Manor Park/Overbrook	220	226	1,267	1,263	1,570	1,562	146	148	3,203	3,199
Westboro S/Hampton Pk/Britannia	428	444	2,718	2,665	2,288	2,267	168	158	5,602	5,534
Hunt Club/South Keys	49	121	1,052	989	1,019	1,016	66	134	2,186	2,260
Former City of Ottawa	4,698	4,803	23,759	23,466	17,208	17,142	1,800	1,902	47,465	47,313
Vanier	169	168	1,813	1,811	1,838	1,820	194	199	4,014	3,998
Gloucester North/Orleans	116	115	829	835	1,477	1,498	230	231	2,652	2,679
Eastern Ottawa Surrounding Areas	2	2	62	64	252	250	4	1	320	317
Gloucester/Eastern Areas	118	117	891	899	1,729	1,748	234	232	2,972	2,996
Nepean	141	141	1,700	1,702	2,676	2,676	335	335	4,852	4,854
Western Ottawa Surrounding Areas	2	2	287	299	599	614	8	10	896	925
Nepean/Western Areas	143	143	1,987	2,001	3,275	3,290	343	345	5,748	5,779
Ottawa-Gatineau CMA (Ont. Part)	**5,128**	**5,231**	**28,450**	**28,177**	**24,050**	**24,000**	**2,571**	**2,678**	**60,199**	**60,086**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	4.2 b	2.8 a	4.0 a	2.9 a	4.7 b	3.4 c	5.8 d	**	4.3 a	3.2 b
Sandy Hill/Lowertown	2.9 c	2.3 b	5.7 a	6.0 b	4.6 b	7.3 c	3.7 d	**	4.8 a	5.9 b
Glebe/Old Ottawa South	3.4 d	9.7 c	2.5 b	3.9 c	2.1 c	3.5 d	0.6 b	4.1 d	2.3 b	4.2 c
Alta Vista	2.6 a	4.0 d	6.3 a	4.5 b	4.8 b	6.0 b	9.6 a	5.5 d	5.6 a	5.2 a
Carlington/Iris	3.8 b	2.7 b	5.2 a	3.5 b	5.5 b	5.0 b	5.7 d	3.0 c	5.2 a	4.0 b
Chinatown/Hintonburg/Westboro N	2.8 a	4.6 d	3.1 b	3.2 c	3.1 b	2.4 c	4.1 d	6.3 c	3.1 b	3.3 b
New Edinb./Manor Park/Overbrook	0.8 b	1.8 c	5.5 b	4.5 c	5.1 b	5.0 b	**	4.5 c	4.8 b	4.6 b
Westboro S/Hampton Pk/Britannia	3.0 a	2.6 b	5.1 a	4.3 b	3.7 a	4.5 b	1.9 c	1.4 a	4.3 a	4.2 b
Hunt Club/South Keys	2.0 b	**	6.4 a	4.9 c	5.2 a	6.3 a	9.1 a	7.5 a	5.8 a	5.4 a
Former City of Ottawa	3.3 a	3.1 a	4.8 a	4.1 a	4.5 a	4.9 a	4.8 a	5.5 a	4.6 a	4.4 a
Vanier	**	**	4.6 b	5.3 c	5.7 b	5.9 c	**	**	5.4 b	5.9 c
Gloucester North/Orleans	11.8 c	**	5.3 a	4.9 b	3.5 b	3.0 c	**	**	4.7 a	3.5 b
Eastern Ottawa Surrounding Areas	**	**	6.3 a	1.6 a	5.0 b	2.9 a	**	**	5.5 b	2.6 a
Gloucester/Eastern Areas	11.7 c	0.0 a	5.3 a	4.7 b	3.7 a	3.0 c	**	**	4.8 a	3.4 a
Nepean	9.2 a	7.8 a	10.6 a	7.7 b	10.3 a	6.8 a	10.2 a	12.2 c	10.3 a	7.5 a
Western Ottawa Surrounding Areas	**	**	4.9 b	8.7 a	3.7 a	4.6 a	**	0.0 a	4.0 a	5.9 a
Nepean/Western Areas	9.1 a	7.7 a	9.8 a	7.8 a	9.0 a	6.4 a	9.9 a	11.8 c	9.4 a	7.2 a
Ottawa-Gatineau CMA (Ont. Part)	**3.8 b**	**3.2 a**	**5.2 a**	**4.4 a**	**5.2 a**	**5.1 a**	**5.9 a**	**6.6 a**	**5.1 a**	**4.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown	2.4 b	1.5 c	1.1 a	0.4 b	2.1 c	-0.8 d	**	**	1.4 a	0.5 a
Sandy Hill/Lowertown	2.1 c	++	1.8 c	++	++	++	++	++	1.5 c	**
Glebe/Old Ottawa South	++	2.8 b	-4.2 d	3.4 d	**	++	++	++	**	++
Alta Vista	0.8 a	1.4 a	2.3 b	-0.6 b	2.5 b	++	1.9 c	++	2.5 b	-0.6 b
Carlington/Iris	3.8 b	-1.5 c	2.0 a	++	4.8 c	-3.5 d	3.0 d	++	3.0 b	-1.0 d
Chinatown/Hintonburg/Westboro N	1.5 c	1.4 a	0.7 b	0.8 d	1.9 c	1.6 c	1.1 d	0.6 d	0.7 b	0.9 a
New Edinb./Manor Park/Overbrook	5.2 c	2.0 a	2.8 b	1.1 d	**	1.4 d	4.0 c	**	2.3 c	1.3 a
Westboro S/Hampton Pk/Britannia	1.0 a	2.9 b	2.8 a	++	2.8 a	++	1.2 d	6.0 d	2.7 a	++
Hunt Club/South Keys	++	++	0.6 a	2.0 a	1.5 a	1.8 a	0.0 a	-1.3 d	1.4 a	2.8 a
Former City of Ottawa	1.9 c	1.3 a	1.4 c	0.6 d	2.0 c	++	2.0 c	**	1.7 c	0.4 a
Vanier	++	**	++	++	1.7 c	6.5 d	0.7 a	++	0.7 a	2.5 a
Gloucester North/Orleans	1.7 b	-1.4 c	1.7 b	-1.0 c	3.5 d	++	++	2.8 d	2.4 c	++
Eastern Ottawa Surrounding Areas	**	**	3.5 b	++	++	1.0 a	**	**	1.1 a	1.0 a
Gloucester/Eastern Areas	1.6 c	-1.2 c	1.8 c	-0.9 c	3.2 d	++	++	2.8 d	2.2 c	++
Nepean	3.0 a	1.0 a	0.9 a	0.4 a	1.5 a	-0.3 b	0.5 b	++	1.2 a	++
Western Ottawa Surrounding Areas	**	**	1.3 a	2.5 a	2.2 a	1.4 a	**	**	2.4 a	1.6 a
Nepean/Western Areas	3.0 a	1.0 a	0.9 a	0.7 a	1.6 a	++	0.6 b	++	1.4 a	0.3 a
Ottawa-Gatineau CMA (Ont. Part)	**1.9 a**	**1.2 a**	**1.3 a**	**0.6 a**	**2.0 a**	**++**	**1.9 c**	**1.4 d**	**1.6 a**	**0.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	3.0 c	4.5 c	3.9 c	3.1 c	2.4 b	2.0 c	4.1 c	7.1 c	3.2 c	3.3 c
1940 - 1959	2.8 c	1.1 a	3.4 c	2.3 b	4.6 b	2.9 b	**	**	3.8 b	2.5 a
1960 - 1974	1.4 a	1.3 a	3.0 a	2.3 a	3.0 a	3.1 a	3.7 b	4.4 b	2.9 a	2.5 a
1975 - 1989	1.6 c	2.2 b	1.8 a	1.8 a	2.4 a	2.6 a	7.1 c	**	2.2 a	2.4 a
1990 - 2004	**	**	4.8 c	2.8 b	1.2 a	2.3 b	**	**	2.7 b	2.6 b
2005+	**	**	4.7 b	5.6 d	2.0 c	4.0 b	0.0 d	0.0 d	3.2 c	4.5 c
Total	1.9 a	1.8 a	3.0 a	2.3 a	3.0 a	2.9 a	4.1 b	5.5 b	2.9 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	705 a	723 a	931 a	929 a	1,194 a	1,214 a	1,544 a	1,635 a	1,047 a	1,074 a
1940 - 1959	716 a	743 a	851 a	850 a	1,010 a	1,006 a	1,186 a	1,288 b	923 a	929 a
1960 - 1974	789 a	798 a	923 a	931 a	1,121 a	1,117 a	1,392 a	1,382 a	1,000 a	1,002 a
1975 - 1989	782 a	792 a	932 a	936 a	1,133 a	1,133 a	1,356 b	1,330 a	1,023 a	1,031 a
1990 - 2004	779 b	813 d	1,181 b	1,194 b	1,392 b	1,379 b	1,797 a	**	1,294 b	1,290 b
2005+	**	**	1,480 b	1,440 b	1,462 b	1,434 b	**	1,791 d	1,480 b	1,447 b
Total	766 a	780 a	932 a	936 a	1,132 a	1,132 a	1,396 a	1,415 a	1,015 a	1,021 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	3.1 d	3.0 d	2.5 c	1.9 c	**	4.9 d	2.6 c	2.8 c
6 to 19 Units	3.2 c	4.4 c	3.6 b	3.1 c	3.9 b	3.1 b	**	9.2 c	3.9 a	3.5 b
20 to 49 Units	3.4 c	2.2 b	4.6 a	2.9 a	3.8 b	2.4 a	3.3 d	6.1 b	4.2 a	2.8 a
50 to 99 Units	1.5 a	1.1 a	3.3 a	2.4 a	3.9 b	3.9 a	10.9 a	17.1 d	3.5 a	3.2 b
100 to 199 Units	1.3 a	1.0 a	2.6 a	2.0 a	3.0 a	2.7 a	4.0 a	2.8 c	2.6 a	2.2 a
200+ Units	1.3 a	1.3 a	2.4 a	2.0 a	1.9 a	2.9 a	1.8 b	2.3 b	2.1 a	2.3 a
Total	1.9 a	1.8 a	3.0 a	2.3 a	3.0 a	2.9 a	4.1 b	5.5 b	2.9 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this categ... n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	682 b	704 b	859 a	852 a	1,101 a	1,086 a	1,318 a	1,389 a	1,018 a	1,024 a
6 to 19 Units	687 a	715 a	845 a	846 a	1,018 a	1,032 a	1,392 a	1,442 a	949 a	965 a
20 to 49 Units	727 a	753 a	920 a	912 a	1,087 a	1,107 a	1,559 a	1,582 a	954 a	962 a
50 to 99 Units	778 a	784 a	917 a	918 a	1,133 a	1,109 a	1,186 a	1,186 a	976 a	972 a
100 to 199 Units	798 a	812 a	964 a	970 a	1,185 a	1,187 a	1,303 a	1,329 a	1,042 a	1,047 a
200+ Units	800 a	796 a	955 a	966 a	1,185 a	1,178 a	1,536 a	1,492 a	1,059 a	1,062 a
Total	766 a	780 a	932 a	936 a	1,132 a	1,132 a	1,396 a	1,415 a	1,015 a	1,021 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	2.0	4.0	3.2	3.6	4.7	2.0	2.5	0.9	1.8	0.9	1.1	1.0
Sandy Hill/Lowertown	**	**	3.9	3.5	2.5	2.3	3.0	2.8	3.4	2.4	**	**
Glebe/Old Ottawa South	**	**	2.1	3.6	**	**	**	**	**	**	**	**
Alta Vista	-	**	**	**	0.9	**	**	3.0	2.5	3.0	3.5	3.0
Carlington/Iris	4.8	**	4.1	2.7	9.5	5.8	5.0	4.2	1.5	1.5	0.2	0.1
Chinatown/Hintonburg/Westboro N	2.7	3.8	2.8	1.4	4.0	2.7	2.5	2.0	0.8	**	**	**
New Edinb./Manor Park/Overbrook	**	**	5.5	2.2	4.0	3.2	4.1	0.4	3.1	2.1	**	**
Westboro S/Hampton Pk/Britannia	**	**	2.6	**	**	3.0	**	**	2.8	1.7	1.7	1.4
Hunt Club/South Keys	**	**	**	**	**	**	**	**	3.8	4.5	**	**
Former City of Ottawa	3.5	3.8	3.6	2.8	4.7	2.9	2.9	2.6	2.3	2.1	1.7	2.3
Vanier	**	**	4.5	5.3	1.7	**	**	**	**	**	**	**
Gloucester North/Orleans	**	**	0.7	2.6	0.0	0.7	2.5	2.5	0.1	0.1	**	**
Eastern Ottawa Surrounding Areas	**	**	2.4	0.8	4.2	**	-	**	-	-	-	-
Gloucester/Eastern Areas	**	**	1.2	2.1	2.0	0.8	2.5	2.1	0.1	0.1	**	**
Nepean	-	-	6.6	5.9	4.7	4.2	5.0	3.9	5.6	3.2	5.0	2.8
Western Ottawa Surrounding Areas	**	**	1.5	5.6	0.0	2.7	**	**	2.1	4.1	-	-
Nepean/Western Areas	**	**	6.0	5.9	2.4	3.4	5.2	3.6	4.9	3.4	5.0	2.8
Ottawa-Gatineau CMA (Ont. Part)	**2.6**	**2.8**	**3.9**	**3.3**	**4.2**	**2.8**	**3.3**	**3.2**	**2.6**	**2.2**	**2.1**	**2.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
LT $750	1.8	1.5	2.3	2.8	**	**	**	**	2.0	2.2
$750 - $899	1.7	1.8	2.5	1.8	3.5	3.4	0.0	**	2.5	2.0
$900 - $1049	5.2	2.3	3.2	2.2	2.8	2.8	14.5	**	3.2	2.5
$1050 - $1199	2.2	**	3.6	2.3	3.0	2.0	**	4.0	3.1	2.1
$1200 - $1349	**	**	5.5	3.2	4.1	3.9	6.8	12.4	4.6	4.6
$1350+	**	**	5.5	8.5	2.3	4.1	2.3	4.9	2.8	5.0
Total	1.9	1.8	3.0	2.3	3.0	2.9	4.1	5.5	2.9	2.6

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	**	**	**	**	**	**	**	0.0	**	0.0
Sandy Hill/Lowertown	-	-	**	**	**	**	**	6.3	0.0	5.5
Glebe/Old Ottawa South	-	-	**	**	**	**	**	4.2	**	3.4
Alta Vista	-	-	-	**	0.0	10.7	3.2	9.3	2.5	9.8
Carlington/Iris	-	-	-	-	**	**	0.6	**	0.4	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0	0.0
New Edinb./Manor Park/Overbrook	**	**	6.2	1.2	0.8	1.1	2.9	1.2	2.0	1.2
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	1.8	5.3	4.5	6.0
Former City of Ottawa	**	**	4.3	1.8	0.9	2.8	2.6	5.0	2.0	4.0
Vanier	-	-	**	**	**	**	**	**	11.8	**
Gloucester North/Orleans	-	-	-	-	**	0.0	3.3	3.4	3.3	3.3
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Gloucester/Eastern Areas	-	-	-	-	**	2.8	3.3	3.4	3.5	3.4
Nepean	**	**	**	**	5.5	4.8	5.1	4.1	5.2	4.3
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	2.6	**
Nepean/Western Areas	**	**	**	**	5.7	3.5	4.8	4.1	5.0	3.9
Ottawa-Gatineau CMA (Ont. Part)	**	**	4.2	**	3.3	3.2	3.9	4.4	3.7	4.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	**	**	**	**	**	**	**	1,313 c	1,113 a	1,133 a
Sandy Hill/Lowertown	-	-	**	**	1,215 c	1,215 b	1,548 c	1,567 b	1,381 c	1,393 b
Glebe/Old Ottawa South	-	-	**	**	**	**	1,683 b	1,532 a	1,589 a	1,450 a
Alta Vista	-	-	-	**	1,128 b	1,017 a	1,279 a	1,294 a	1,261 b	1,229 a
Carlington/Iris	-	-	-	-	**	**	1,308 c	1,204 b	1,269 b	1,205 a
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	1,355 b	1,336 b	1,283 c	1,201 b
New Edinb./Manor Park/Overbrook	**	**	889 a	907 a	994 a	1,007 a	1,091 a	1,107 a	1,023 a	1,037 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	1,224 c	**	1,204 b
Hunt Club/South Keys	-	-	-	-	**	**	1,457 a	1,460 a	1,414 a	1,418 a
Former City of Ottawa	**	**	928 a	938 a	1,052 a	1,052 a	1,256 a	1,245 a	1,163 a	1,153 a
Vanier	-	-	**	**	**	**	**	**	1,196 a	1,217 a
Gloucester North/Orleans	-	-	-	-	**	1,276 a	1,251 a	1,252 a	1,254 a	1,253 a
Eastern Ottawa Surrounding Areas	-	-	-	-	891 c	1,054 a	**	**	891 c	1,048 b
Gloucester/Eastern Areas	-	-	-	-	1,167 a	1,209 a	1,251 a	1,251 a	1,246 a	1,249 a
Nepean	**	**	**	**	1,207 a	1,209 a	1,297 a	1,299 a	1,274 a	1,277 a
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	1,490 a	**
Nepean/Western Areas	**	**	**	**	1,207 a	1,171 a	1,319 a	1,299 a	1,291 a	1,260 a
Ottawa-Gatineau CMA (Ont. Part)	**	**	**922 a**	**932 a**	**1,130 a**	**1,117 a**	**1,286 a**	**1,272 a**	**1,240 a**	**1,221 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	4	4	19	19	6	6	14	14	43	43
Sandy Hill/Lowertown	0	0	6	6	26	26	33	33	65	65
Glebe/Old Ottawa South	0	0	2	5	6	6	48	48	56	59
Alta Vista	0	0	0	1	150	145	573	505	723	651
Carlington/Iris	0	0	0	0	138	138	223	223	361	361
Chinatown/Hintonburg/Westboro N	2	2	9	9	30	30	30	33	71	74
New Edinb./Manor Park/Overbrook	16	16	81	81	615	615	514	514	1,226	1,226
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	22	22	117	121	1,025	1,020	1,579	1,514	2,743	2,677
Vanier	0	0	1	3	5	5	45	45	51	53
Gloucester North/Orleans	0	0	0	0	57	57	1,277	1,276	1,334	1,333
Eastern Ottawa Surrounding Areas	0	0	0	0	26	26	5	5	31	31
Gloucester/Eastern Areas	0	0	0	0	83	83	1,282	1,281	1,365	1,364
Nepean	3	3	4	4	814	816	2,573	2,573	3,394	3,396
Western Ottawa Surrounding Areas	0	0	0	0	56	56	244	246	300	302
Nepean/Western Areas	3	3	4	4	870	872	2,817	2,819	3,694	3,698
Ottawa-Gatineau CMA (Ont. Part)	**25**	**25**	**122**	**128**	**1,983**	**1,980**	**5,723**	**5,659**	**7,853**	**7,792**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	**	**	**	**	**	**	**	0.0 a	**	0.0 a
Sandy Hill/Lowertown	-	-	**	**	**	**	**	9.4 d	0.0 d	**
Glebe/Old Ottawa South	-	-	**	**	**	**	**	4.2 b	4.0 d	5.1 b
Alta Vista	-	-	-	**	0.0 a	14.9 c	3.9 a	10.5 a	3.1 a	11.6 a
Carlington/Iris	-	-	-	-	**	**	1.8 a	**	2.8 a	4.4 d
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0 a	0.0 a
New Edinb./Manor Park/Overbrook	**	**	6.2 a	6.2 a	1.0 a	2.6 a	5.0 a	3.7 a	2.9 a	3.4 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	3.5 a	7.9 a	6.0 a	8.2 a
Former City of Ottawa	**	**	4.3 a	5.3 a	1.6 a	4.5 a	4.1 a	6.7 a	3.2 a	5.8 a
Vanier	-	-	**	**	**	**	**	**	17.6 a	24.0 a
Gloucester North/Orleans	-	-	-	-	**	3.5 a	5.2 a	6.5 a	5.3 a	6.4 a
Eastern Ottawa Surrounding Areas	-	-	-	-	**	13.6 d	**	**	**	11.1 d
Gloucester/Eastern Areas	-	-	-	-	**	6.6 a	5.2 a	6.5 a	5.5 a	6.5 a
Nepean	**	**	**	**	11.0 a	7.2 a	9.0 a	6.8 a	9.5 a	6.9 a
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	6.1 c	**
Nepean/Western Areas	**	**	**	**	11.0 a	5.2 a	8.7 a	6.8 a	9.2 a	6.3 a
Ottawa-Gatineau CMA (Ont. Part)	**	**	**5.1** a	**5.2** a	**6.1** a	**4.9** a	**6.7** a	**6.8** a	**6.5** a	**6.3** a

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown	**	**	**	**	**	**	**	**	++	1.4
Sandy Hill/Lowertown	-	-	**	**	**	**	++	++	++	**
Glebe/Old Ottawa South	-	-	**	**	**	**	4.3	-4.8	3.5	**
Alta Vista	-	-	-	**	**	**	4.7	2.4	3.9	++
Carlington/Iris	-	-	-	-	**	**	4.9	++	3.3	++
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	++	**	-1.3
New Edinb./Manor Park/Overbrook	**	**	**	2.3	2.1	1.5	++	2.4	-0.9	1.3
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	1.3	0.2	1.8	0.3
Former City of Ottawa	**	**	++	2.2	1.6	1.2	2.6	1.2	++	++
Vanier	-	-	**	**	**	**	**	**	6.0	1.4
Gloucester North/Orleans	-	-	-	-	**	**	++	0.6	++	0.5
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Gloucester/Eastern Areas	-	-	-	-	++	-1.6	++	0.6	++	0.5
Nepean	**	**	**	**	2.2	++	0.8	1.6	0.9	1.4
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	2.2	++	0.9	1.6	1.0	1.3
Ottawa-Gatineau CMA (Ont. Part)	**	**	++	2.2	2.0	0.5	1.2	1.3	0.8	0.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	2.3 a	1.5 a	2.3 a	1.4 a	2.7 a	2.0 b	4.9 d	**	2.5 a	1.7 a
Sandy Hill/Lowertown	2.2 a	1.8 b	3.9 b	3.7 b	3.7 b	5.9 c	3.2 d	**	3.5 b	4.3 b
Glebe/Old Ottawa South	0.5 b	**	1.8 a	1.5 a	0.8 a	1.6 c	0.4 b	3.6 d	1.3 a	2.1 c
Alta Vista	0.5 a	2.5 c	3.3 a	2.4 a	2.4 a	3.8 b	4.0 a	8.0 b	3.0 a	3.5 b
Carlington/Iris	0.6 a	1.6 c	2.6 a	1.5 a	2.8 a	2.5 a	1.9 c	**	2.5 a	2.0 a
Chinatown/Hintonburg/Westboro N	1.4 a	2.0 c	2.3 a	2.3 b	1.8 b	1.0 a	1.4 a	3.4 d	2.0 a	1.9 b
New Edinb./Manor Park/Overbrook	0.8 a	0.6 a	3.4 b	2.6 b	2.2 b	2.1 a	2.8 c	1.6 c	2.6 a	2.1 a
Westboro S/Hampton Pk/Britannia	1.8 a	1.4 a	3.4 b	2.4 a	2.1 a	2.1 b	3.2 d	2.0 c	2.7 a	2.2 a
Hunt Club/South Keys	**	**	3.0 a	2.7 a	2.7 a	3.8 a	3.3 a	5.6 a	2.8 a	3.4 a
Former City of Ottawa	1.7 a	1.8 a	2.9 a	2.2 a	2.4 a	2.8 a	3.0 a	4.9 a	2.6 a	2.6 a
Vanier	**	**	2.7 b	2.7 b	4.6 b	4.6 b	**	**	4.2 b	4.3 b
Gloucester North/Orleans	**	**	1.5 b	1.7 b	1.5 a	0.9 a	3.0 c	3.3 b	2.2 a	1.9 a
Eastern Ottawa Surrounding Areas	**	**	6.3 a	1.6 a	3.9 c	1.6 a	**	**	4.3 c	1.6 a
Gloucester/Eastern Areas	**	0.0	1.8 a	1.7 b	1.9 a	1.0 a	3.0 c	3.3 b	2.3 a	1.9 a
Nepean	3.5 b	3.5 b	5.1 a	3.3 a	5.7 a	3.6 a	5.0 a	4.5 a	5.3 a	3.9 a
Western Ottawa Surrounding Areas	**	**	3.5 c	6.4 a	1.6 b	1.9 a	2.1 c	**	2.1 b	3.0 c
Nepean/Western Areas	3.5 b	3.5 b	4.9 a	3.8 a	5.1 a	3.3 a	4.8 a	4.4 a	4.9 a	3.7 a
Ottawa-Gatineau CMA (Ont. Part)	**1.9** a	**1.8** a	**3.0** a	**2.3** a	**3.0** a	**2.9** a	**3.9** a	**4.8** a	**3.0** a	**2.8** a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	788	801	1,028	1,018	1,391	1,394	1,532	1,604	1,080	1,083
Sandy Hill/Lowertown	767	779	1,029	1,041	1,302	1,316	1,749	1,739	1,119	1,124
Glebe/Old Ottawa South	752	769	921	940	1,224	1,217	1,572	1,475	1,073	1,094
Alta Vista	769	783	907	898	1,123	1,098	1,330	1,333	1,038	1,022
Carlington/Iris	776	759	882	879	1,075	1,053	1,294	1,242	977	961
Chinatown/Hintonburg/Westboro N	728	770	879	894	1,106	1,122	1,570	1,570	940	969
New Edinb./Manor Park/Overbrook	762	768	931	961	1,101	1,140	1,156	1,179	1,036	1,073
Westboro S/Hampton Pk/Britannia	764	787	889	896	1,078	1,075	1,206	1,227	964	968
Hunt Club/South Keys	697	717	853	875	1,010	1,031	1,397	1,413	963	991
Former City of Ottawa	767	781	939	944	1,155	1,152	1,391	1,391	1,028	1,034
Vanier	617	633	812	813	938	943	1,063	1,132	885	895
Gloucester North/Orleans	789	781	904	899	1,036	1,039	1,242	1,243	1,063	1,061
Eastern Ottawa Surrounding Areas	**	**	816	780	933	957	**	**	915	940
Gloucester/Eastern Areas	787	778	899	896	1,018	1,025	1,242	1,242	1,051	1,052
Nepean	828	832	917	922	1,121	1,121	1,290	1,293	1,132	1,136
Western Ottawa Surrounding Areas	**	**	1,261	1,275	1,415	1,316	1,509	1,590	1,401	1,307
Nepean/Western Areas	828	832	966	976	1,165	1,162	1,311	1,294	1,166	1,158
Ottawa-Gatineau CMA (Ont. Part)	**766**	**780**	**932**	**936**	**1,132**	**1,131**	**1,320**	**1,320**	**1,041**	**1,044**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	1,541	1,545	5,021	5,005	2,067	2,059	220	239	8,849	8,848
Sandy Hill/Lowertown	940	927	2,927	2,895	1,731	1,720	429	434	6,027	5,976
Glebe/Old Ottawa South	198	199	1,546	1,541	1,263	1,273	246	253	3,253	3,266
Alta Vista	180	184	3,674	3,698	3,591	3,571	863	802	8,308	8,255
Carlington/Iris	485	486	3,269	3,268	2,867	2,869	416	421	7,037	7,044
Chinatown/Hintonburg/Westboro N	663	677	2,321	2,182	1,168	1,156	167	169	4,319	4,184
New Edinb./Manor Park/Overbrook	236	242	1,348	1,344	2,185	2,177	660	662	4,429	4,425
Westboro S/Hampton Pk/Britannia	428	444	2,718	2,665	2,322	2,301	198	188	5,666	5,598
Hunt Club/South Keys	49	121	1,052	989	1,039	1,036	180	248	2,320	2,394
Former City of Ottawa	4,720	4,825	23,876	23,587	18,233	18,162	3,379	3,416	50,208	49,990
Vanier	169	168	1,814	1,814	1,843	1,825	239	244	4,065	4,051
Gloucester North/Orleans	116	115	829	835	1,534	1,555	1,507	1,507	3,986	4,012
Eastern Ottawa Surrounding Areas	2	2	62	64	278	276	9	6	351	348
Gloucester/Eastern Areas	118	117	891	899	1,812	1,831	1,516	1,513	4,337	4,360
Nepean	144	144	1,704	1,706	3,490	3,492	2,908	2,908	8,246	8,250
Western Ottawa Surrounding Areas	2	2	287	299	655	670	252	256	1,196	1,227
Nepean/Western Areas	146	146	1,991	2,005	4,145	4,162	3,160	3,164	9,442	9,477
Ottawa-Gatineau CMA (Ont. Part)	**5,153**	**5,256**	**28,572**	**28,305**	**26,033**	**25,980**	**8,294**	**8,337**	**68,052**	**67,878**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	4.2 b	2.8 c	4.0 a	2.9 c	4.7 b	3.4 c	5.4 d	**	4.2 a	3.1 b
Sandy Hill/Lowertown	2.9 c	2.3 c	5.7 b	6.0 b	4.5 b	7.3 b	3.4 d	**	4.7 b	5.9 b
Glebe/Old Ottawa South	3.4 d	9.7 d	2.5 b	3.9 c	2.1 c	3.6 c	1.4 d	4.1 d	2.3 b	4.2 c
Alta Vista	2.6 c	4.0 d	6.3 a	4.6 b	4.6 b	6.4 b	5.9 d	9.0 d	5.4 a	5.7 a
Carlington/Iris	3.8 b	2.7 b	5.2 a	3.5 b	5.5 b	4.9 b	3.6 c	4.3 c	5.1 a	4.0 b
Chinatown/Hintonburg/Westboro N	2.8 c	4.6 c	3.1 b	3.2 c	3.0 c	2.3 b	3.1 d	5.1 d	3.0 b	3.2 b
New Edinb./Manor Park/Overbrook	0.8 a	2.1 b	5.5 b	4.6 b	3.9 b	4.3 b	4.5 d	3.9 c	4.3 a	4.2 b
Westboro S/Hampton Pk/Britannia	3.0 c	2.6 c	5.1 a	4.3 b	3.7 b	4.5 b	4.9 d	2.4 c	4.4 a	4.2 b
Hunt Club/South Keys	2.0 b	**	6.4 a	4.9 c	5.4 a	6.4 a	5.6 b	7.7 a	5.8 a	5.6 a
Former City of Ottawa	3.3 c	3.2 c	4.8 a	4.1 b	4.3 b	4.9 b	4.4 c	6.0 c	4.5 a	4.4 a
Vanier	**	**	4.6 b	5.3 c	5.7 b	5.9 b	**	**	5.6 b	6.1 b
Gloucester North/Orleans	11.8 c	**	5.3 a	4.9 c	3.7 b	3.1 c	5.0 b	6.2 b	4.9 b	4.5 b
Eastern Ottawa Surrounding Areas	**	**	6.3 a	1.6 a	6.1 b	3.9 a	**	**	6.3 b	3.3 a
Gloucester/Eastern Areas	11.7 c	0.0 a	5.3 a	4.7 c	4.1 b	3.2 c	5.0 b	6.1 c	5.0 a	4.4 b
Nepean	9.2 a	7.8 a	10.6 a	7.7 a	10.4 a	6.9 a	9.1 a	7.4 a	10.0 a	7.2 a
Western Ottawa Surrounding Areas	**	**	4.9 b	8.7 d	3.8 b	3.1 c	5.7 c	**	4.5 a	4.4 c
Nepean/Western Areas	9.1 a	7.7 a	9.8 a	7.8 a	9.4 a	6.1 a	8.8 a	7.4 a	9.3 a	6.9 a
Ottawa-Gatineau CMA (Ont. Part)	**3.8 b**	**3.2 b**	**5.2 a**	**4.4 b**	**5.2 a**	**5.1 b**	**6.5 b**	**6.8 c**	**5.3 a**	**4.9 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown	2.4 b	1.6 c	1.1 a	0.4 b	2.1 c	-0.8 d	**	**	1.3 a	0.5 b
Sandy Hill/Lowertown	2.1 c	++	1.8 c	++	++	++	++	++	1.5 a	0.8 d
Glebe/Old Ottawa South	++	2.8 b	-4.1 d	3.4 d	**	++	++	++	**	++
Alta Vista	0.8 a	1.4 a	2.3 b	-0.6 b	2.5 b	-0.7 b	2.1 c	++	2.6 b	-0.7 b
Carlington/Iris	3.8 b	-1.5 d	2.0 a	++	4.6 c	**	3.2 d	++	3.0 b	-1.0 d
Chinatown/Hintonburg/Westboro N	1.5 c	1.4 b	0.7 b	0.8 d	1.9 c	1.6 b	**	0.5 b	0.7 b	0.9 a
New Edinb./Manor Park/Overbrook	5.2 c	2.0 b	2.7 b	1.4 a	1.7 c	1.4 a	2.6 c	2.3 b	1.3 a	1.3 a
Westboro S/Hampton Pk/Britannia	1.0 a	2.9 b	2.8 a	++	2.8 a	++	1.3 d	5.9 c	2.7 a	++
Hunt Club/South Keys	++	++	0.6 a	2.0 a	1.5 a	1.8 b	0.2 a	-1.1 d	1.4 a	2.6 a
Former City of Ottawa	1.9 b	1.3 c	1.4 b	0.6 b	2.0 b	++	2.1 b	1.5 c	1.6 b	0.4 b
Vanier	++	**	++	++	1.7 c	6.5 a	2.6 c	++	0.9 a	2.5 b
Gloucester North/Orleans	1.7 b	-1.4 d	1.7 b	-1.0 a	3.4 d	++	++	1.4 a	1.4 a	++
Eastern Ottawa Surrounding Areas	**	**	3.5 b	++	++	1.1 a	**	**	0.9 d	1.0 a
Gloucester/Eastern Areas	1.6 b	-1.2 d	1.8 b	-0.9 d	3.1 c	++	++	1.4 a	1.4 a	0.3 b
Nepean	3.0 a	1.0 a	0.9 a	0.4 a	1.7 a	++	0.7 a	1.0 a	1.1 a	0.5 a
Western Ottawa Surrounding Areas	**	**	1.3 a	2.5 a	2.3 a	1.3 a	2.6 c	**	2.4 a	1.5 b
Nepean/Western Areas	3.0 a	1.0 a	1.0 a	0.7 a	1.8 a	++	0.8 a	0.9 a	1.2 a	0.7 a
Ottawa-Gatineau CMA (Ont. Part)	**1.9**	**1.2**	**1.4**	**0.6**	**2.0**	**++**	**1.7**	**1.4**	**1.5**	**0.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Ottawa-Gatineau CMA (Ont. Part) - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	4.2 c	3.3 c	2.6 a	2.6 a
Inner Suburbs	3.6 c	1.5 a	2.9 a	2.7 a
Outer Suburbs	3.0 c	0.7 a	3.2 a	2.5 a
Ottawa-Gatineau CMA (Ont. Part)	**3.6 c**	**1.7 b**	**2.9 a**	**2.6 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	791 a	1,265 d	1,014 a	1,828 b	1,326 a	**	1,622 a
Inner Suburbs	**	767 a	**	891 a	1,392 b	1,085 a	**	1,327 a
Outer Suburbs	**	768 a	1,110 d	908 a	1,319 b	1,081 a	**	1,265 a
Ottawa-Gatineau CMA (Ont. Part)	****	**780 a**	**1,223**	**936 a**	**1,429 b**	**1,132 a**	****	**1,415 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	**	**	**	1,265 d	1,700 c	1,828 c	**	**	1,617 c	1,688 c
Inner Suburbs	**	**	1,122 c	**	1,456 b	1,392 b	1,575 c	**	1,382 b	1,434 b
Outer Suburbs	**	**	1,171 c	1,110 d	1,241 b	1,319 b	**	**	1,265 b	1,290 b
Ottawa-Gatineau CMA (Ont. Part)	**	**	**1,191 b**	**1,223 c**	**1,432 b**	**1,429 b**	**1,625 c**	**	**1,400 a**	**1,421 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size
Ottawa-Gatineau CMA (Ont. Part) - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	4.4 d	1.5 c	3.5 a	3.2 b
25 to 49 Units	5.8 d	**	4.2 a	2.9 a
50 to 99 Units	**	1.4 a	3.5 a	3.2 b
100 to 199 Units	3.1 d	2.0 c	2.6 a	2.2 a
200+ Units	2.4 c	1.1 a	2.1 a	2.3 a
Total	3.6 c	1.7 b	2.9 a	2.6 a

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa-Gatineau CMA (Ont. Part) - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown	7,009	7,377	2,025 a	2,128 a	28.9 a	28.8 a	4.2 d	3.3 d
Inner Suburbs	9,713	10,079	2,116 a	2,125 a	21.8 a	21.1 a	3.6 c	1.5 a
Outer Suburbs	11,122	12,142	2,562 a	2,952 a	23.0 a	24.3 a	3.0 c	0.7 a
Ottawa-Gatineau CMA (Ont. Part)	**27,844**	**29,598**	**6,680 a**	**7,155 a**	**24.0 a**	**24.2 a**	**3.6 c**	**1.7 b**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Ottawa-Gatineau CMA (Ont. Part) - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,746	1,742	411 a	377 a	23.5 a	21.6 a	4.4 d	1.5 c
25 to 49 Units	2,952	3,150	606 a	675 a	20.5 a	21.4 a	5.8 d	**
50 to 99 Units	4,456	5,010	893 a	1,066 a	20.0 a	21.3 a	**	1.4 a
100 to 199 Units	10,438	11,236	2,378 a	2,799 a	22.8 a	24.9 a	3.1 d	2.0 c
200+ Units	8,252	8,460	2,352 a	2,258 a	28.5 a	26.7 a	2.4 c	1.1 a
Total	27,844	29,598	6,680 a	7,155 a	24.0 a	24.2 a	3.6 c	1.7 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	1,171 d	**	1,446 c	1,423 c	1,370 c	1,368 c
Semi detached, Row and Duplex	**	**	**	**	1,057 b	1,145 d	1,226 a	1,291 c	1,189 a	1,267 c
Other-Primarily Accessory Suites	**	**	733 c	**	**	1,076 c	**	**	916 d	1,026 c
Total	**	**	**	**	1,077 b	1,130 c	1,268 a	1,321 c	1,201 a	1,259 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Ottawa-Gatineau CMA (Ont. Part) - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	7,024 c	7,363 d
Semi detached, Row and Duplex	24,133 a	21,583 b
Other-Primarily Accessory Suites	3,201 c	4,214 c
Total	34,359	33,160

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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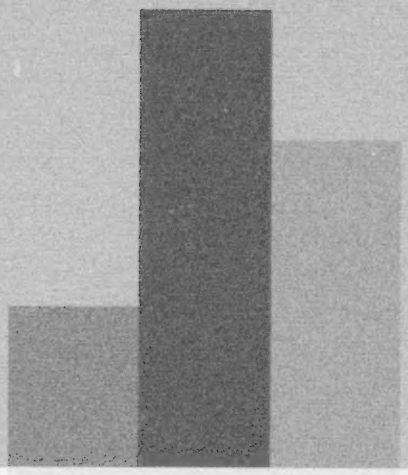

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- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
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